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Tom Vujovich - Chair called the meeting to order at 1:23 p.m. The following members were in attendance: George VanHorn, Rich Stenner, Corey Carr.

Staff: Ed Curtin
Guests: Terry / attorney – Jim Lienhoop – future member

(\*\* - denotes questions)

(\_\_\_\_\_ indicates unknown speaker)

### Minutes

Minutes for review

- 9/10/07 – Motion by Stenner/Second by Carr - approval of minutes as submitted.

### Approval of Claims

Ed - Claims this month – I would recommend that we approve all those claims. They are either paid for by the bond proceeds or grants that we have received to do that work.

- a. Barnes & Thornburg
- b. Christopher Burke
- c. Crowe Chizek
- d. CSO
- e. Christopher Burke
- f. Development Concepts, Inc.
- g. K&M Classic
- h. Koetter Kim
- i. Patriot
- j. Sharpnack Bigley Stroh & Washburn
- k. Standard & Poor's
- I. Treemovers
- m. Weidlinger

Rich / Ed – Are the services that were delivered under all these agreements delivered as were agreed to? - Yes they were. Was the cost that we are being charged for these services the cost that we agreed upon? – Yes.

Rich / Ed - Are the B&T just for the bonds? No – there is work that they did for The Commons and there is work that they did for the garage. The work they did for the garage will come out of the bond proceeds, the work that they did for The Commons will be by the grant.

Motion by Stenner/Second by VanHorn – Approved as submitted.

#### **Discussion Items**

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Ed – As we move forward with work related to The Commons, there are some contracts that one would ask the commission to authorize President Vujovich to enter into so that it helps us do a couple of things: 1) work as it relates to opening up Jackson Street and looking at the space for the whole property. The commission really needs some help in evaluation those facilities and understanding what we need to deal with there so would ask that the commission authorize Tom to enter into those contracts. The three consultants that we have identified to date would be – CSO Architects, Taylor Brothers and Christopher Burke.

Motion by VanHorn – Authorize the President of the Commission to sign the contracts as submitted with review by the attorney on the Taylor Brothers contract to make sure that it falls within the professional services scope. Second by Stenner – approved as submitted.

### **Directors Report**

#### Ed – Report submitted -

- Continued interest in people being downtown and coming to Columbus. Had a restaurant that expressed interest, talking with them a little bit further.
- The garage has started. The trees are gone at this point. We did relocate two of the trees from the parking lot to Freedom Field and thank you Paul for having that in the paper for us. Taking out the asphalt this morning. Completely different spot shortly, hoping to start on foundations towards the end of this week or beginning of next week. A weekly progress meeting every Wednesday at 1 o'clock, you are welcome to participate.
- Tour of Hotel Indigo scheduled for 2 o'clock today.
- Still looking at end of April for completion of the parking garage. Met with Linda Graber from Appraisers Inc to review the appraisal and the lease, found that informative.
- Indoor sports complex the developer is going to be coming to town in about two weeks or so to talk with some local investors and they think that they will have some preliminary design work done at that time. We continue to look at how we can develop the outdoor sports complex.

#### Miscellaneous

Tom – A policy issue that we are going to have to spend some time thinking about in the coming months is development opportunities that arise outside of the downtown core but are within the TIF district where they are asking for some level of assistance, tax abatement and it is the type of abatement that historically has not been approved by the city. It is non-manufacturing based development. What kind of position does the Redevelopment Commission want to take on those kinds of opportunities. Within the downtown core we have the Economic Revitalization Area (ERA) that is created within the TIF. We did Brian Russell's Nelson Bible Mart, we provided abatement for the retail portion of that development. The old post office received tax abatement. Breeden is another, predates us but it was an abatement within that area and again that would have been the type of deal that the city historically would not have approved abatement for.

Tom / Terry – If we have those kinds of opportunities that present themselves out on 46 or down on 65. Question to Terry – the ERA is very specific to just the downtown, is it not? Yes. It therefore

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does not extend into the whole TIF area. That's accurate. ERA is yet different from the tax abatement area of the city? They are not necessarily one and the same. Can abatements only happen in an ERA? It would seem to be the answer is no because Woodside is not an ERA, correct? Right. If opportunities arise out in our TIF district but not in the downtown core and it is a nontraditional type of abatement request for the city, does the Redevelopment Commission need to take a position on that? It would be easier if we had a specific example.

Rich - I thought what we did was just way whether it impacted our ability to pay off our debt? That was the big factor for us?

Tom – That is the basis we are using for approval.

George – I would agree with Rich, I would think it would be something we may prefer not to do but I would not want a blanket yes or no on anything. It might depend on individual circumstances.

Tom – To the extent that we do not want to grant abatements because it defers our revenue, at the same time you do not want to deny abatement if it is deal killer because I would rather defer our revenue gain than not have it at all.

Terry – Statute does not use the word approve but I think within the framework of what was said, you approve it to the extent that it does not adversely impact your TIF. You allow it to move to the next step and give the report to the council that it does not adversely impact TIF.

Tom – If we determine it does adversely impact the TIF it does not even move to City Council. We will try to put some structure to that discussion for the future.

#### President's Comments

Tom – I would like to express my appreciation to Corey on behalf of all the board in your service to date. We look forward to your safe return from your other responsibilities. In your absence Jim Lienhoop is going to assume that seat and we look forward to Jim's participation. Corey, you have done a wonderful service for the commission and the community and you do a tremendous service for the country. We thank you for that.

Corey – I look forward to getting back.

Tom – Council will appoint Jim effective our next meeting and the Mayor will swear him in at that time.

Meeting adjourned 1:59 p.m.

Next meeting in 11/5/2007, may reschedule to Monday 11/12/2007 – 1:15 p.m.